012.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,100 / 737,100
					USE VALUE:	737,100 / 737,100
					ASSESSED:	737,100 / 737,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WINTER KYLE
Owner 2:	BRADY AISLING M
Owner 3:	
Street 1:	139 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STANKIEWICZ EILEEN M -
Owner 2:	-
Street 1:	139 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1257 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7207.000	279,000		458,100	737,100
Total Card	0.165	279,000		458,100	737,100
Total Parcel	0.165	279,000		458,100	737,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 586.40 | /Parcel: 586.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 9528

GIS Ref

GIS Ref

Insp Date 03/06/18

!1194!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,900	0	7,207.	458,100	737,000	737,000	Year End Roll	12/18/2019
2019	101	FV	229,800	0	7,207.	486,700	716,500	716,500	Year End Roll	1/3/2019
2018	101	FV	229,800	0	7,207.	355,000	584,800	584,800	Year End Roll	12/20/2017
2017	101	FV	229,800	0	7,207.	309,200	539,000	539,000	Year End Roll	1/3/2017
2016	101	FV	229,800	0	7,207.	263,400	493,200	493,200	Year End	1/4/2016
2015	101	FV	224,500	0	7,207.	257,700	482,200	482,200	Year End Roll	12/11/2014
2014	101	FV	224,500	0	7,207.	211,900	436,400	436,400	Year End Roll	12/16/2013
2013	101	FV	224,500	0	7,207.	201,600	426,100	426,100		12/13/2012

PRINT

Date	Time
12/10/20	16:51:23

LAST REV

Date	Time
03/25/20	09:26:57
danam	
1194	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANKIEWICZ EI	1369-58		6/5/2009		434,000	No	No		
STANKIEWICZ EI	33-46		3/14/2006	Convenience		No	No		
	832-104		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2020	169	Renovate	33,500	O				
4/19/2011	289	Manual	4,800					AIR SEAL/INSULATE
7/12/2001	478	Wood Dec	2,200	C				REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Measured	372	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
8/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	9528
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7207		Sq. Ft.	Site		0	80.	0.79	1			Med. Tr	-10					458,073						458,100	

Total AC/HA: 0.16545 | Total SF/SM: 7207 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 458,073 | Spl Credit | Total: 458,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	170.420
Other Features:	84192
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342713
Depreciation:	63745
Depreciated Total:	278969

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

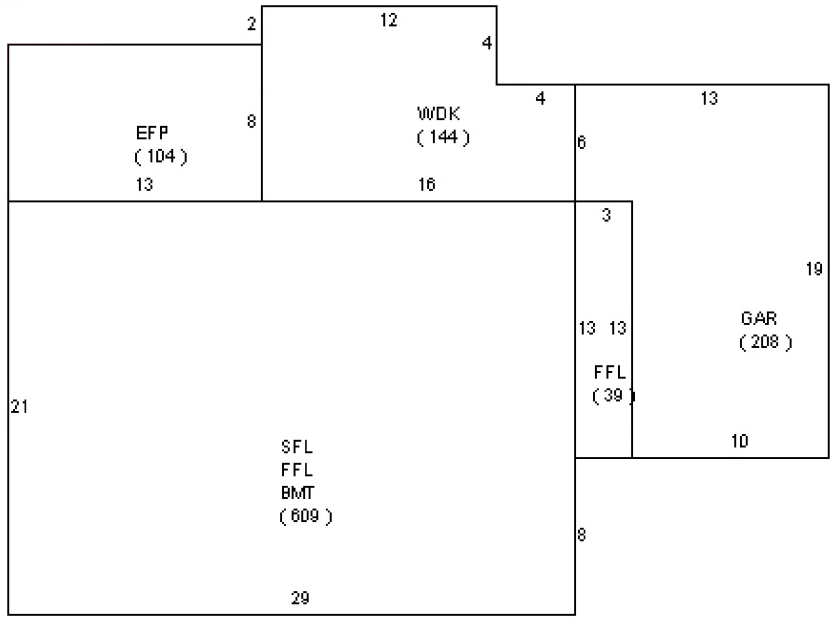
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.42
Special Features:	0	Val/Su Net:	120.16
Final Total:	279000	Val/Su SzAd	221.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	648	170.420	110,432
BMT	Basement	609	51.130	31,136
SFL	Second Floor	609	170.420	103,786
GAR	Garage	208	27.290	5,676
WDK	Deck	144	13.070	1,882
EFP	Enclos Porch	104	53.930	5,609

Net Sketched Area:	2,322			Total:	258,521
Size Ad	1257	Gross Are	2322	FinArea	1257

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	